

From: Kim Perdicaris
Sent: Monday, February 1, 2021 3:00 PM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Cc: David West <david.west@richmondhill.ca>
Subject: Re: City File: D02-20019

With respect to application to amend the Zoning By-law for lands described as Lots 1 and 2, plan 4635 and municipally known as 274 Kerrybrook Drive and 282 Richmond Street:

I would like to submit my strenuous objection to the above application for the following reasons:

- Traffic and Parking

The proposed plan illustrated on the signs posted on the subject properties shows all three dwellings with their frontages and driveways on Richmond Street where currently there is only one driveway. This will exacerbate already existing traffic issues on the stretch of Richmond Street between Trench Street and Kerrybrook Drive. This length of Richmond is frequently congested because of vehicles parked along it. The six unit apartment block at 285 Richmond Street has no visitor parking on its premises to my knowledge, and visitor vehicles must park on the street. This, coupled with the frequent obstruction by vehicles belonging to staff and visitors to Mackenzie Health Hospital during non-Covid times makes navigation of this portion of Richmond difficult at best and at times even dangerous.

Richmond Street is fairly narrow and currently there is no parking allowed on either the north or south side extending west from the intersection with Trench Street to roughly the easternmost property line of 282 Richmond Street. From that point continuing west on Richmond, there is parking allowed on the north side of Richmond which frequently causes traffic congestion when turning either east or west onto Richmond from northbound Kerrybrook. This is the major point of entry to this area of the Mill Pond district and to allow an additional dwellings with their necessary driveways on this portion of Richmond is not acceptable. And given that there are weekly concerts at Mill Pond Park during July and August as well as the annual Winter Carnival and other events (eg: the Terry Fox Run) which require re-routing of area traffic along this specific stretch of Richmond Street, the additional difficulties created by extra dwellings here will impose further inconvenience to the area residents.

(It may also be noted that there are already parking issues on the north-south stretch of Kerrybrook as a result of the Reena Residence at 282 Kerrybrook, with a high frequency of cars parked along this stretch belonging to staff and/or visitors. Adding to the existing navigation issues in the area makes a resident wonder why one pays taxes.)

- "Aesthetics"

The size of the majority of the lots on Kerrybrook, and in fact throughout this portion of the Mill Pond area, are 70 feet X 100 feet with some having a greater depth. The two lots in question are no larger than 70 feet X 100 feet and as such, in no way qualify as "oversize", even when amalgamated. To grant the application to amend the by-law to allow smaller lots in this specific location would create a dangerous precedent. To the best of my knowledge, subdividing lots has never been done in the Pleasantville area of the Mill Pond district and I have lived on Kerrybrook since 1959. Part of the appeal of this area is in the width of the lots which allows space between the houses and a sense of openness. By allowing this

subdivision of two lots into three, there would be a destruction of this space. It is bad enough that many of the houses sold in the neighbourhood are torn down and replaced by very large and very tall two-storey ones, but to have two one storey dwellings replaced by three tall two storey ones adds insult to injury.

(It should also be noted that the proposed new houses would require the destruction of two mature evergreen trees.)

I would like to be kept advised of the results of the meeting pertaining to the above application which is to take place at the City of Richmond Hill's council meeting at 7:30 p.m. on February 3rd, 2021.

Sincerely,

Kim Perdicaris

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